

042.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

640,500 / 640,500

USE VALUE:

640,500 / 640,500

ASSESSED:

640,500 / 640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		BEACON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DELONGCHAMP DANIEL G	
Owner 2:	MACLEOD MAURA K	
Owner 3:		
Street 1:	20 BEACON ST	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:		Own Occ:	Y
Postal:	02474	Type:	

PREVIOUS OWNER	
Owner 1:	DENNEN MARY C/ ESTATE -
Owner 2:	-
Street 1:	20 BEACON STREET
Twn/City:	ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .113 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Vinyl Exterior and 932 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4931		Sq. Ft.	Site		0	80.	1.15	1									454,342							454,300

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			28945
101	4931.000	186,200		454,300	640,500		Legal Description			GIS Ref
							Legal Description			GIS Ref
							Legal Description			Insp Date
							Legal Description			11/23/18

**USER DEFINED**

Prior Id # 1:	28945
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
12/29/21	23:12:31
LAST REV	Date Time
07/28/20	14:47:54
	danam
	3524
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	186,200	0	4,931.	454,300	640,500		Year end	12/23/2021
2021	101	FV	181,500	0	4,931.	454,300	635,800		Year End Roll	12/10/2020
2020	101	FV	181,500	0	4,931.	454,300	635,800	635,800	Year End Roll	12/18/2019
2019	101	FV	164,800	0	4,931.	482,700	647,500	647,500	Year End Roll	1/3/2019
2018	101	FV	164,800	0	4,931.	352,100	516,900	516,900	Year End Roll	12/20/2017
2017	101	FV	164,800	0	4,931.	306,700	471,500	471,500	Year End Roll	1/3/2017
2016	101	FV	164,800	0	4,931.	261,200	426,000	426,000	Year End	1/4/2016
2015	101	FV	160,900	0	4,931.	255,600	416,500	416,500	Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		
DENNEN MARY C/	1531-120	1	8/6/2018	Estate/Div		600,000	No	No		Lawrence L Dennen Sr dod 7/20/1993		
	12134-356		12/29/1971			16,000	No	No				

BUILDING PERMITS													ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/7/2020	406	Addition	112,000	O					11/23/2018	MEAS&NOTICE	HS	Hanne S					
8/7/2018	1109	Insulate	7,000	C					1/14/2009	Meas/Inspect	294	PATRIOT					
									3/28/2000	Inspected	264	PATRIOT					
									2/17/2000	Measured	197	PATRIOT					
									11/1/1981		CM						

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	15 - Old Style			Full Bath:	2	Rating:	Average														
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:															
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:															
Foundation:	3 - BrickorStone			A 3QBth:		Rating:															
Frame:	1 - Wood			1/2 Bath:		Rating:															
Prime Wall:	4 - Vinyl			A HBth:		Rating:															
Sec Wall:		%		OthrFix:		Rating:															
Roof Struct:	1 - Gable			OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid	Desc:	Line 1	# Units	1									
Color:	BLUE			A Kits:		Rating:															
View / Desir:				Frl:		Rating:															
GENERAL INFORMATION				WSFlue:		Rating:															
Grade:	C - Average			CONDOS INFORMATION																	
Year Blt:	1850	Eff Yr Blt:		Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact: .		Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	5	3										
Sec Int Wall:		%		Economic:			%	Additions:													
Partition:	T - Typical			Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood			Override:			%	Baths:													
Sec Floors:	5 - Lino/Vinyl	20 %		Total:	26.4	%		Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	135.00	COMPARABLE SALES				Heating:											
Bsmnt Gar:				Size Adj.:	1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	General:										
Electric:	3 - Typical			Const Adj.:	0.98402047																
Insulation:	2 - Typical			Adj \$ / SQ:	179.338																
Int vs Ext:	S			Other Features:	78500																
Heat Fuel:	2 - Gas			Grade Factor:	1.00																
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																
# Heat Sys:	1			NBHD Mod:																	
% Heated:	100	% AC:		LUC Factor:	1.00																
Solar HW:	NO	Central Vac:		Adj Total:	253010																
% Com Wal		% Sprinkled		Depreciation:	66795																
				Deprecated Total:	186215																
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:																					
Model:																					
Serial #:																					
Year:																					
Color:																					
SPEC FEATURES/YARD ITEMS				PARCEL ID 042.0-0003-0001.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y		18X10	A	AV	1970		0.00	T	39.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc					